

Comparative Market Analysis

Tuesday, July 12, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$199,000	\$950,000	\$541,463	\$350.62
Totals / Averages	\$199,000	\$950,000	\$541,463	\$350.62

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2750 Artesia 254, Redondo Beach	\$199,000	\$199,000	134	%0.00	\$261.84
2750 Artesia 454, Redondo Beach	\$299,900	\$272,000	80	-%9.30	\$332.11
2750 Artesia 446, Redondo Beach	\$289,900	\$289,900	175	%0.00	\$338.67
2750 Artesia 329, Redondo Beach	\$329,900	\$320,000	64	-%3.00	\$350.49
1925 Condon Redondo Beach	\$363,900	\$370,000	68	%1.68	\$381.44
1306 Firmona Redondo Beach	\$425,000	\$425,000	307	%0.00	\$411.03
1319 Aviation Redondo Beach	\$429,000	\$429,000	160	%0.00	\$251.02
2515 Rockefeller Redondo Beach	\$495,000	\$440,000	109	-%11.11	\$273.80
1910 Grant 8, Redondo Beach	\$449,000	\$445,000	122	-%0.89	\$279.35
2518 Ruhland D, Redondo Beach	\$450,000	\$445,000	34	-%1.11	\$343.63
2619 Nelson Redondo Beach	\$499,000	\$480,000	74	-%3.81	\$547.95
2806 Fisk Redondo Beach	\$509,500	\$492,000	34	-%3.43	\$475.82
2512 Curtis 3, Redondo Beach	\$499,000	\$495,500	79	-%0.70	\$321.54
18405 Mansel Redondo Beach	\$545,000	\$505,000	277	-%7.34	\$262.34
2414 Ives Redondo Beach	\$505,000	\$513,000	34	%1.58	\$488.57
2100 Carnegie Redondo Beach	\$499,000	\$515,000	118	%3.21	\$400.47
2619 Vanderbilt A, Redondo Beach	\$529,000	\$520,000	72	-%1.70	\$312.50
2210 Carnegie B, Redondo Beach	\$550,000	\$550,000	180	%0.00	\$316.09
2214 Ripley Redondo Beach	\$600,000	\$560,000	39	-%6.67	\$484.43
2401 Sebald Redondo Beach	\$580,000	\$570,000	3	-%1.72	\$394.74
2109 Voorhees D, Redondo Beach	\$585,000	\$585,000	0	%0.00	\$360.22
2101 Vail Redondo Beach	\$585,000	\$590,000	45	%0.85	\$291.50
2803 Inglewood Redondo Beach	\$629,900	\$610,000	96	-%3.16	\$216.08
2308 Huntington A, Redondo Beach	\$654,900	\$654,900	57	%0.00	\$276.91
2021 Pullman B, Redondo Beach	\$699,000	\$660,000	178	-%5.58	\$294.91
2003 Voorhees A, Redondo Beach	\$690,000	\$690,000	2	%0.00	\$334.30
1733 Spreckels Redondo Beach	\$729,000	\$720,000	94	-%1.23	\$380.55
1707 Wollacott Redondo Beach	\$727,000	\$725,000	7	-%0.28	\$401.66
1827 Stanford Redondo Beach	\$749,000	\$732,500	46	-%2.20	\$408.99
2310 Voorhees B, Redondo Beach	\$779,500	\$779,000	34	-%0.06	\$336.36
2110 Gates Redondo Beach	\$825,000	\$795,000	121	-%3.64	\$323.17
2802 May Redondo Beach	\$949,999	\$950,000	30	%0.00	\$367.36
Total Averages	\$551,544	\$541,463	90	%-1.86	\$350.62

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	2750 Artesia 254	1	1.00	760	2007	\$199,000	\$199,000	06/15/2011	134
S	2750 Artesia 454	1	1.00	819	2008	\$299,900	\$272,000	06/17/2011	80
S	2750 Artesia 446	1	1.00	856	2008	\$289,900	\$289,900	06/23/2011	175

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S	2750 Artesia 329	2	2.00	913	2008	\$329,900	\$320,000	06/16/2011	64
S	1925 Condon	3	1.00	970	1950	\$363,900	\$370,000	06/24/2011	68
S	1306 Firmona	3	1.00	1,034	1955	\$425,000	\$425,000	06/30/2011	307
S	1319 Aviation	2	3.00	1,709	1978	\$429,000	\$429,000	06/30/2011	160
S	2515 Rockefeller	4	3.00	1,607	1999	\$495,000	\$440,000	06/21/2011	109
S	1910 Grant 8	2	2.00	1,593	1978	\$449,000	\$445,000	06/23/2011	122
S	2518 Ruhland D	2	2.00	1,295	1976	\$450,000	\$445,000	06/30/2011	34
S	2619 Nelson	2	1.00	876	1952	\$499,000	\$480,000	06/17/2011	74
S	2806 Fisk	3	1.00	1,034	1955	\$509,500	\$492,000	06/22/2011	34
S	2512 Curtis 3	3	3.00	1,541	1980	\$499,000	\$495,500	06/17/2011	79
S	18405 Mansel	3	3.00	1,925	1992	\$545,000	\$505,000	06/22/2011	277
S	2414 Ives	3	2.00	1,050	1952	\$505,000	\$513,000	06/24/2011	34
S	2100 Carnegie	3	2.00	1,286	1962	\$499,000	\$515,000	06/23/2011	118
S	2619 Vanderbilt A	3	3.00	1,664	1979	\$529,000	\$520,000	06/23/2011	72
S	2210 Carnegie B	4	3.00	1,740	2006	\$550,000	\$550,000	06/15/2011	180
S	2214 Ripley	3	2.00	1,156	1956	\$600,000	\$560,000	06/06/2011	39
S	2401 Sebald	3	2.00	1,444	1945	\$580,000	\$570,000	06/14/2011	3
S	2109 Voorhees D	3	3.00	1,624	1979	\$585,000	\$585,000	06/16/2011	0
S	2101 Vail	3	3.00	2,024	1991	\$585,000	\$590,000	06/10/2011	45
S	2803 Inglewood	4	3.00	2,823	2003	\$629,900	\$610,000	06/24/2011	96
S	2308 Huntington A	3	3.00	2,365	1989	\$654,900	\$654,900	06/16/2011	57
S	2021 Pullman B	3	3.00	2,238	1986	\$699,000	\$660,000	06/20/2011	178
S	2003 Voorhees A	3	3.00	2,064	1989	\$690,000	\$690,000	06/22/2011	2
S	1733 Spreckels	3	3.00	1,892	1988	\$729,000	\$720,000	06/24/2011	94
S	1707 Wollacott	3	3.00	1,805	1985	\$727,000	\$725,000	06/22/2011	7
S	1827 Stanford	3	3.00	1,791	1999	\$749,000	\$732,500	06/20/2011	46
S	2310 Voorhees B	4	3.00	2,316	2002	\$779,500	\$779,000	06/30/2011	34
S	2110 Gates	3	2.00	2,460	1951	\$825,000	\$795,000	06/29/2011	121
S	2802 May	3	3.00	2,586	1943	\$949,999	\$950,000	06/03/2011	30